

Needham Center Study

Community Planning Meeting

June 25, 2008

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Study Area

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Study Area



- 54 Acres
- 131 Parcels
- Center Station
- Junction Station
- Town Hall
- Town Common
- Hospital

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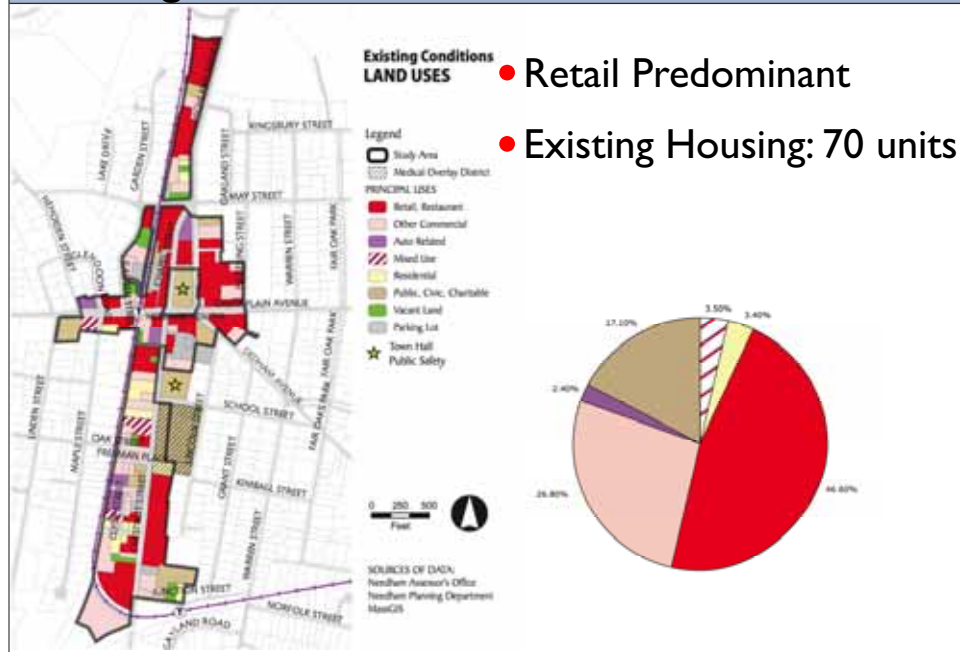
Existing Conditions - Zoning Districts



- Center Business
- Chestnut St Business
- Highland Ave Business
- Medical Overlay

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Existing Conditions - Land Use



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Goals



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Workshop #1 - Community Goals/Objectives

- Center Focus
 - ◆ Town Common
 - ◆ Town Hall
 - ◆ Needham Center
 - ◆ Commuter Train



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Workshop #1 - Community Goals/Objectives

- Village Environment
 - ◆ Local Retail/Services
 - ◆ Historic Character
 - ◆ Traditional Scale/Character



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Workshop #2 - Goals/Objectives

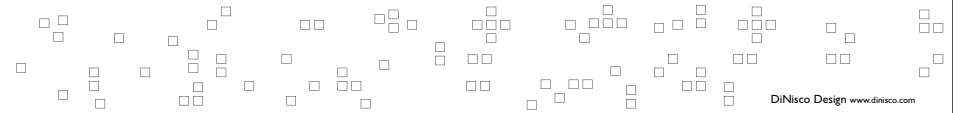
- Implement Design Standards
- Increase Height and Density
- Develop Parking Strategy
 - ◆ Consolidation
 - ◆ Management Plan
 - ◆ Parking Fund
- Encourage Housing
- Improve Streetscape



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Development Plan



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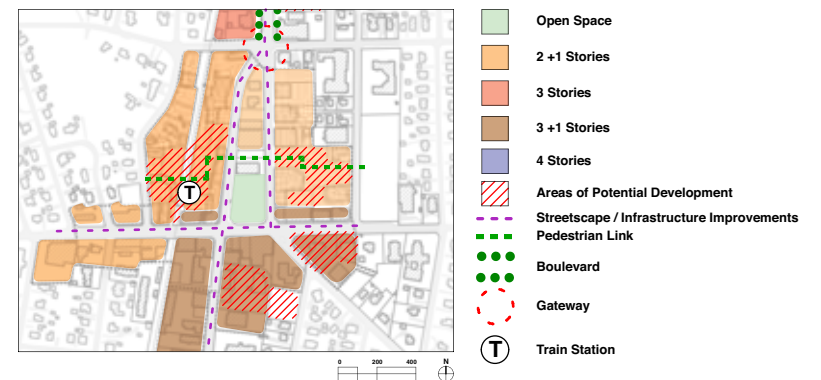
Development Plan



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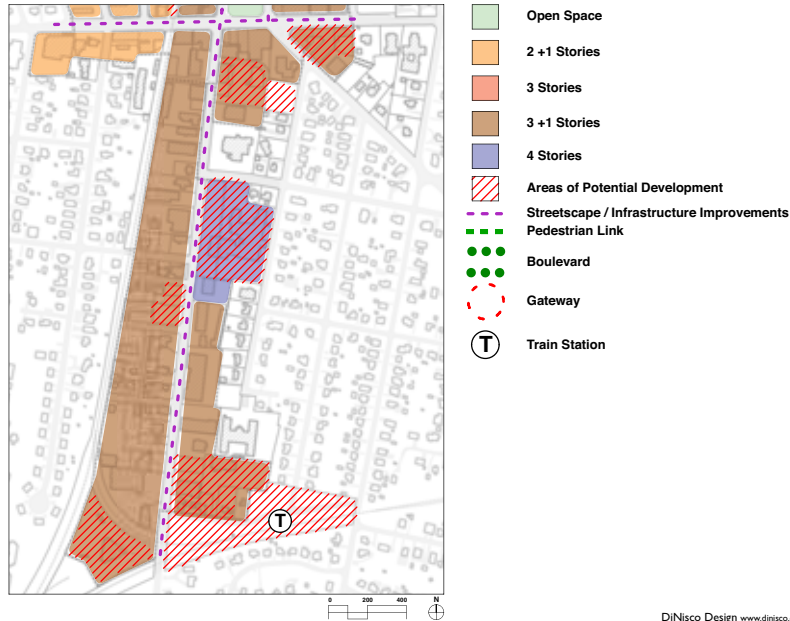
Development Plan - Center Business District



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Development Plan - Chestnut St Business



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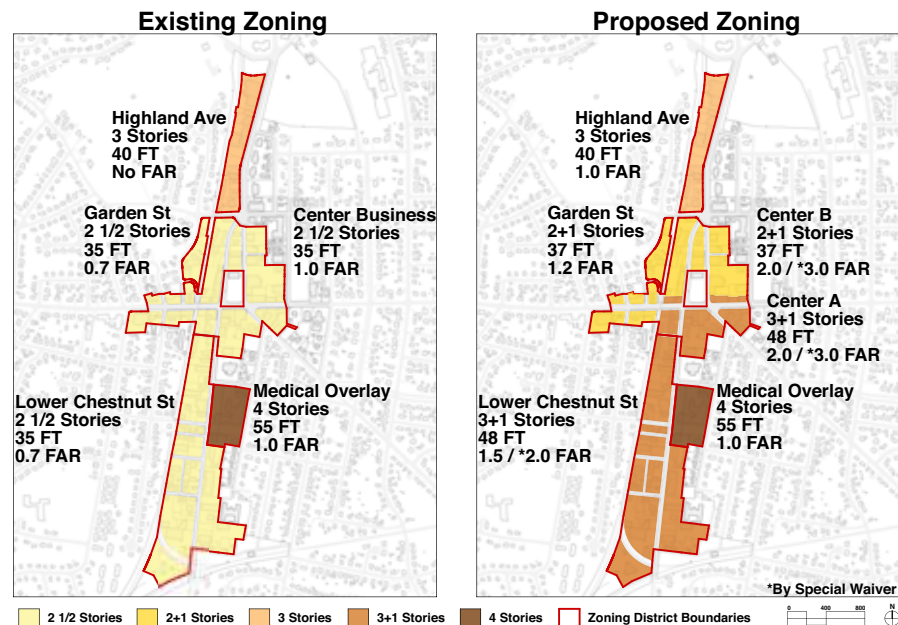
Development Plan - Highland Ave Business



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Development Plan - Max Height & Density



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Development Plan - Build-Out Analysis

Build-Out Under Proposed Zoning

District	Existing (SF)	Existing + 100% Effective Build-Out (SF)	Existing + 30% Effective Build-Out (SF)
Highland Avenue Business District	118,829	147,466	127,420
Center Business District	554,710	768,710	618,910
Chestnut Street Business District	556,147	1,003,983	690,498
TOTAL	1,229,686	1,920,159	1,436,828

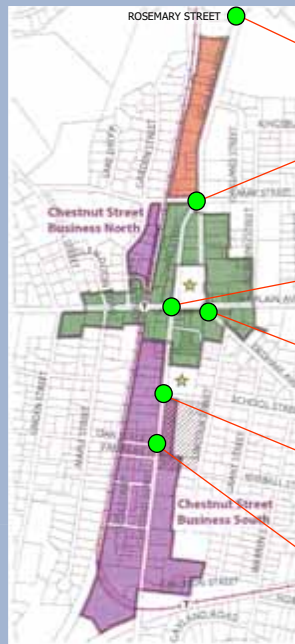
* 100% Effective Build-Out

- Includes parcels with > 15,000 SF of land area.
- Includes only those parcels with ≥ 50% expansion potential.

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Traffic Analysis - Peak Traffic Operations - Signalized



Existing	Exist w/ Signal upgrade	No Build 2027	100% Build 2027	40% Build 2027	30% Build 2027	30% Build w/TRS Improvements
D	C	D	F	D	D	C
Existing	Exist w/ Signal upgrade	No Build 2027	100% Build 2027	40% Build 2027	30% Build 2027	30% Build w/TRS Improvements
E	D	E	F	F	E	D
Existing	Exist w/ Signal upgrade	No Build 2027	100% Build 2027	40% Build 2027	30% Build 2027	30% Build w/TRS Improvements
F	D	E	F	F	D	D
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F	B	C	F	D	C	C
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C	C	C	D	C	C	C

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Traffic Analysis - Summary

Intersection	30% Build-Out 2027		30% Build-Out 2027 With Traffic Response System Improvement	
	Level of Service	Delay (Seconds)	Level of Service	Delay (Seconds)
May St / Highland Ave	E	58.5	D	52.7
Dedham Ave / Highland Ave / Great Plain Ave	D	36.8	C	34.2
Chapel St / Great Plain Ave	D	53.1	D	43.8
School St / Chestnut St	C	25.5	C	21.9

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Traffic Analysis - Other Mitigations

- Secondary Roadways Diversions
- Traffic Demand Management
 - ◆ Carpool
 - ◆ Public Transportation
- Employee Parking
- Parking Management

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Village Concept

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Village Concept - Historical Precedents



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Village Concept - Contemporary Precedents



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Village Concept - Traffic & Pedestrian Improvements

Do



Don't



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Village Concept - Civic



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Village Concept - Commercial



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Village Concept - Retail



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Village Concept - Residential



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Design Guidelines



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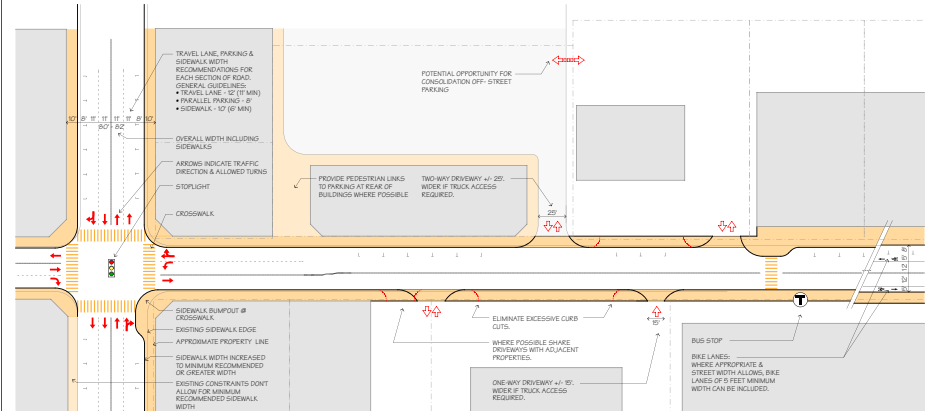
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Traffic & Streetscape

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Traffic & Pedestrian Improvements

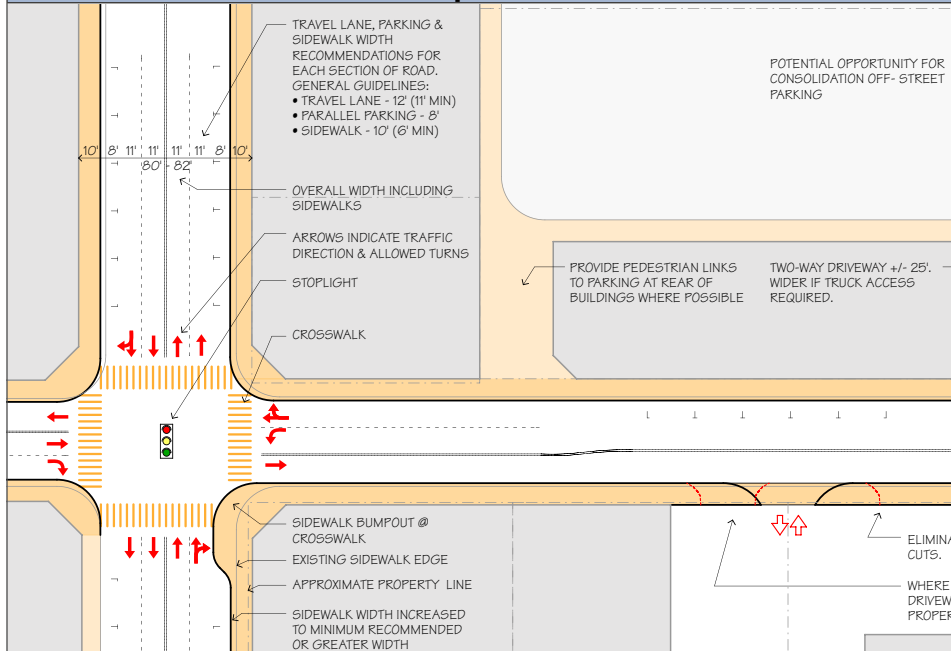


Traffic & Pedestrian Circulation Guidelines - Plan
 Needham Downtown Study

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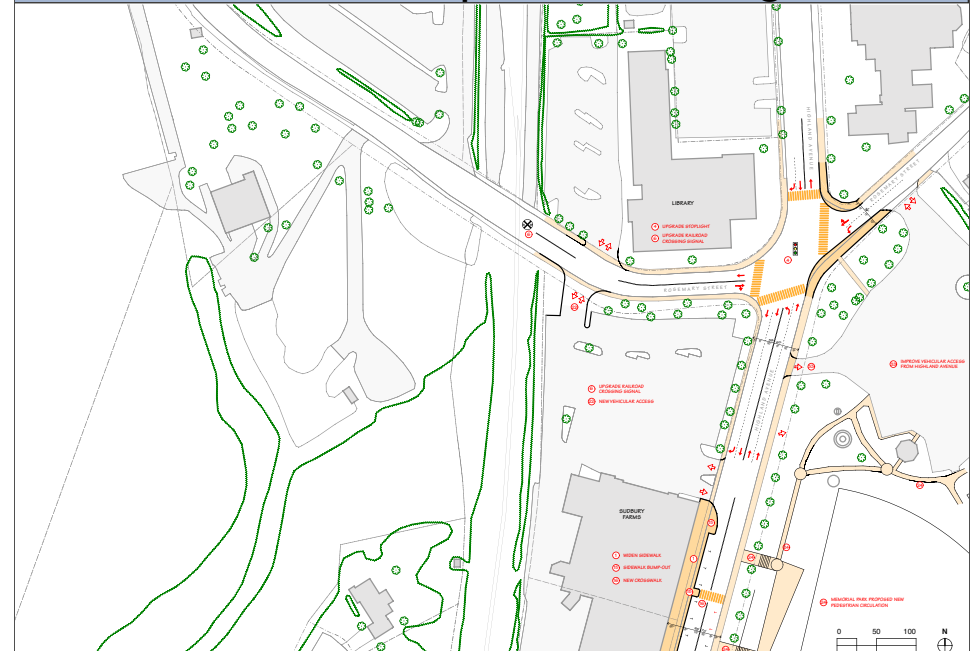
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Traffic & Pedestrian Improvements



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Traffic & Pedestrian Improvements - Highland Ave

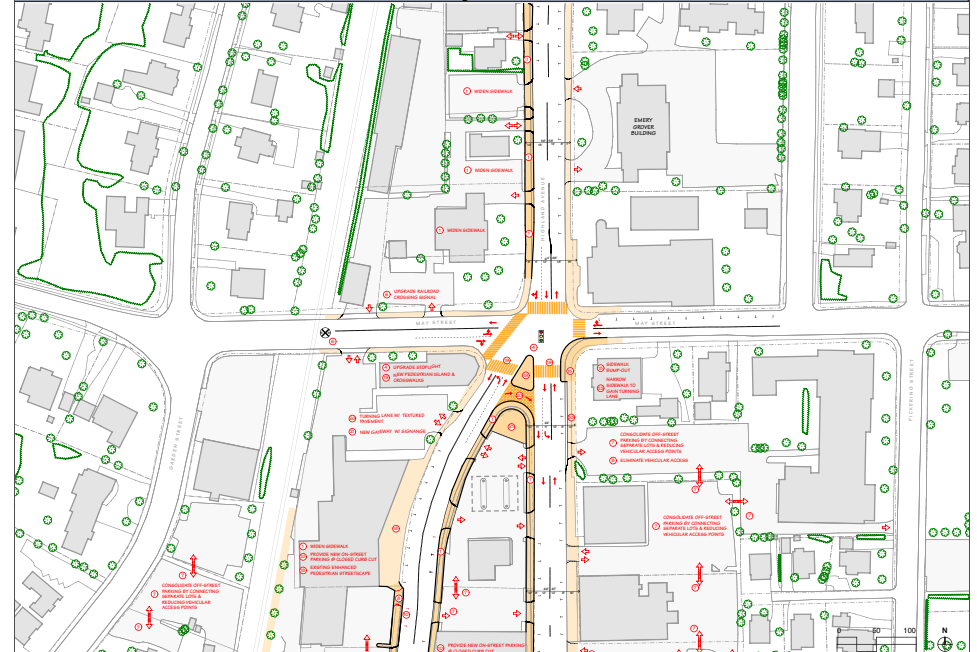


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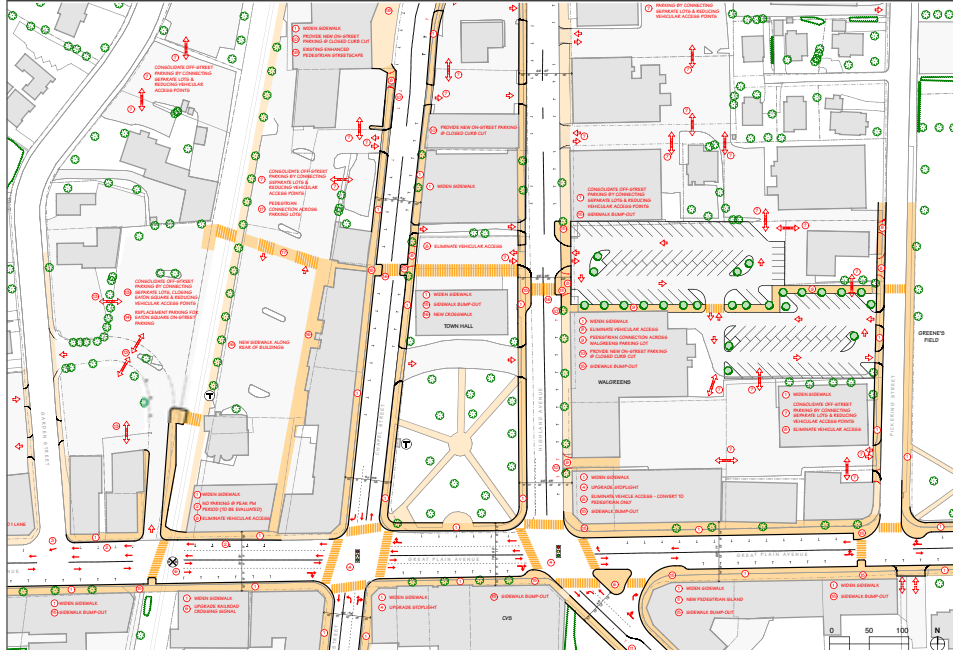
Traffic & Pedestrian Improvements - Highland Ave



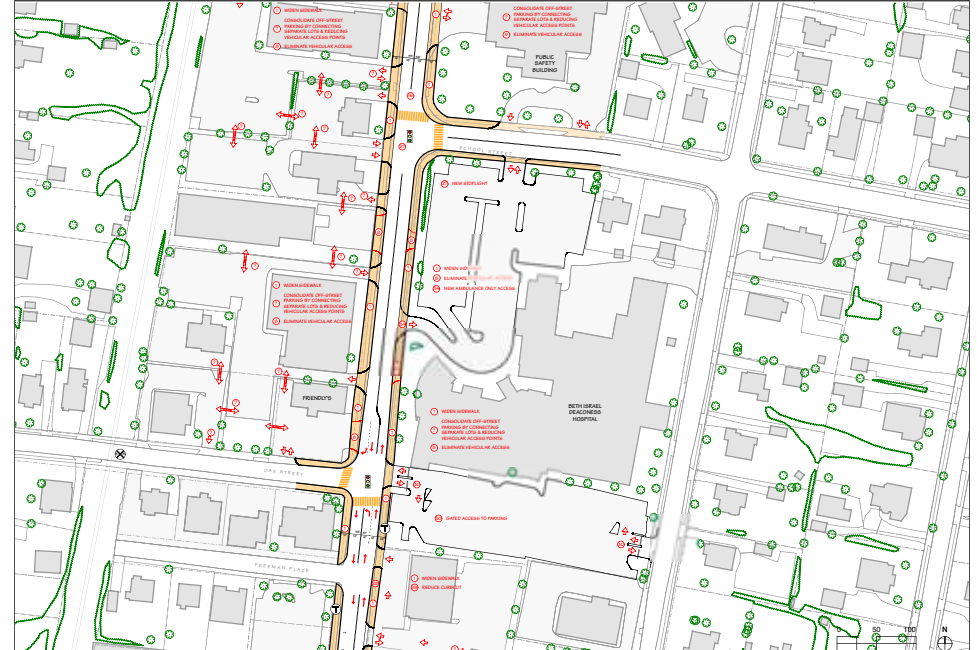
Traffic & Pedestrian Improvements - Center



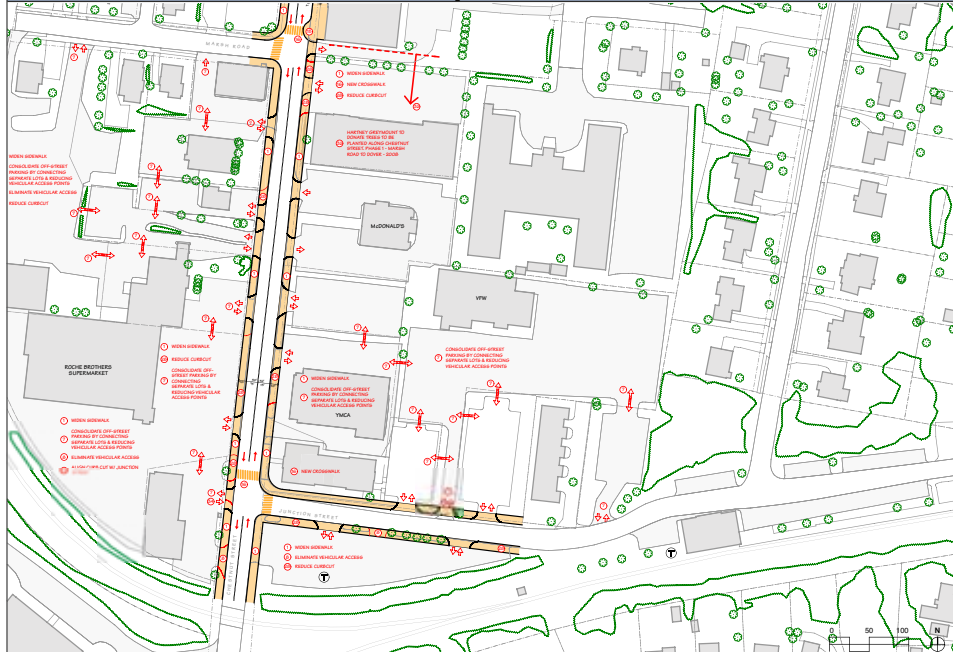
Traffic & Pedestrian Improvements - Center



Traffic & Pedestrian Improvements - Chestnut St

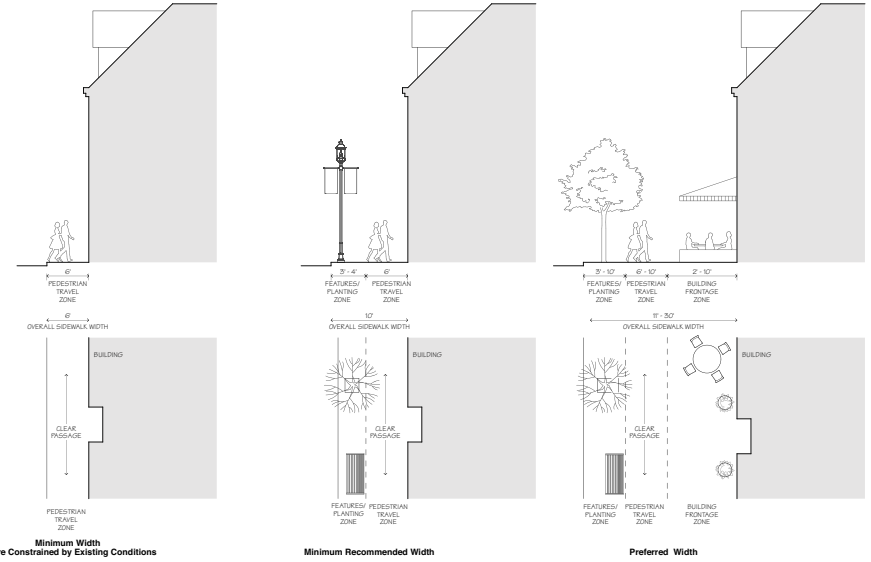


Traffic & Pedestrian Improvements - Chestnut St



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Traffic & Pedestrian Improvements



Minimum Width
Where Constrained by Existing Conditions
Sidewalk Dimensional Guidelines - Sections & Plans
Needham Downtown Study

Minimum Recommended Width

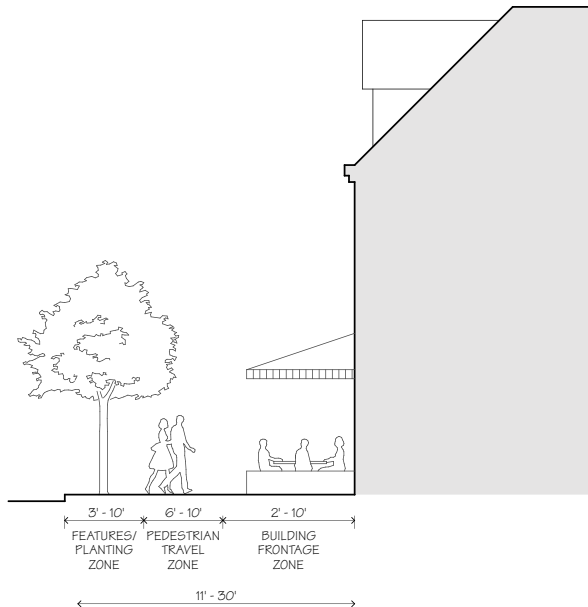
Preferred Width



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Traffic & Pedestrian Improvements



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Site Planning Guidelines

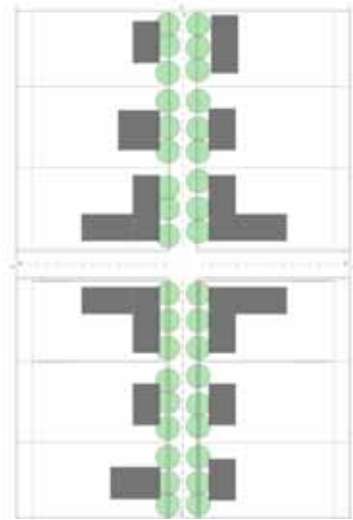


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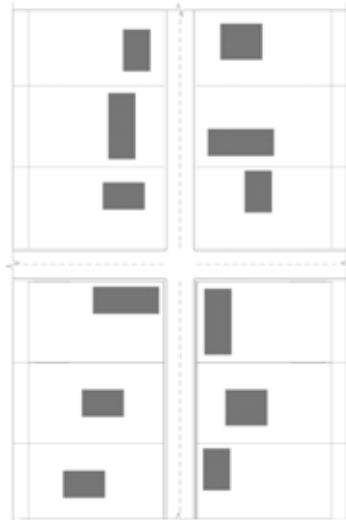
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Site Planning Guidelines - Building Frontage

Do



Don't



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Site Planning Guidelines - Building Frontage

Do



Don't

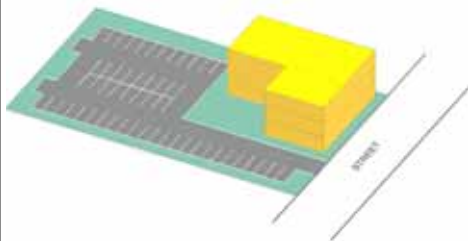


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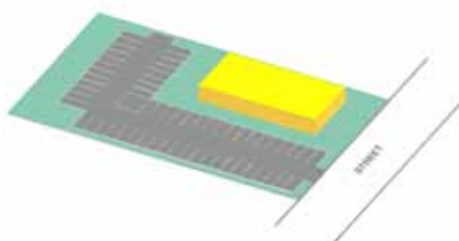
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Site Planning Guidelines - Building Frontage

Do



Don't

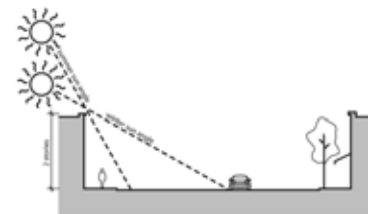


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Site Planning Guidelines - Building Frontage

Do



**Two-Story Buildings - Sense of Enclosure
& Definition of Urban Space**

Don't

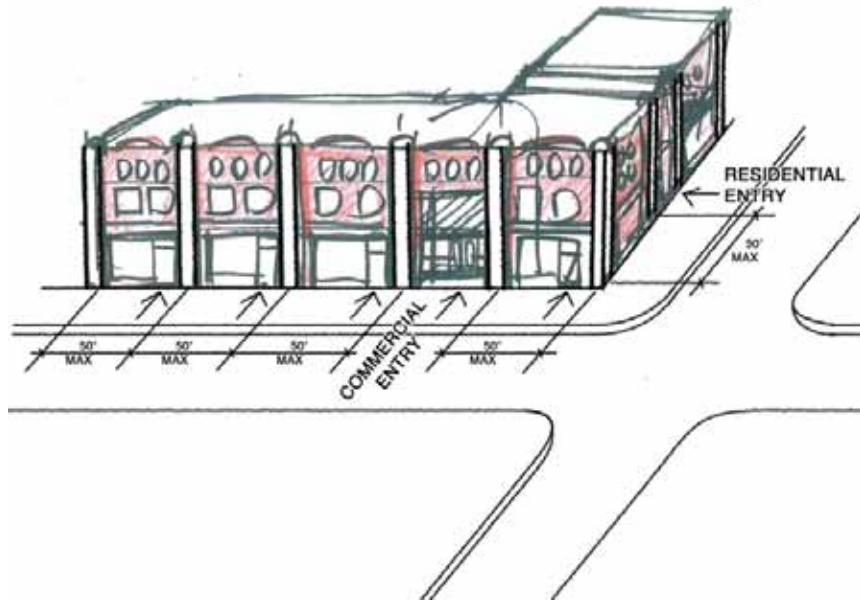


One-Story Buildings - Lack of Enclosure

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Site Planning Guidelines - Entrances



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Site Planning Guidelines - Alley Ways/Pedestrian Links



- Usually pre-existing
- Pedestrian entrances
- Link to other pedestrian connections
- Identify / Enhance / Illuminate / Proper Signage



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Site Planning Guidelines - Parking

Do



Don't



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Site Planning Guidelines - Landscape & Open Spaces



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Site Planning Guidelines - Site Lighting & Street Furniture



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Building Guidelines



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Building Guidelines - Scale

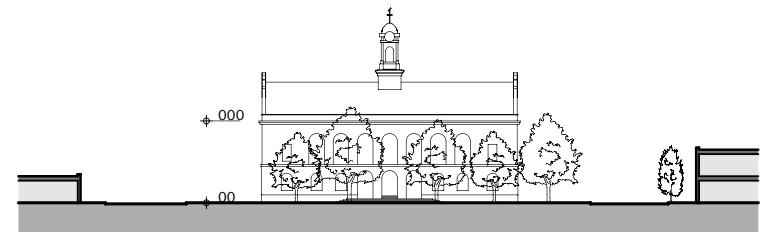


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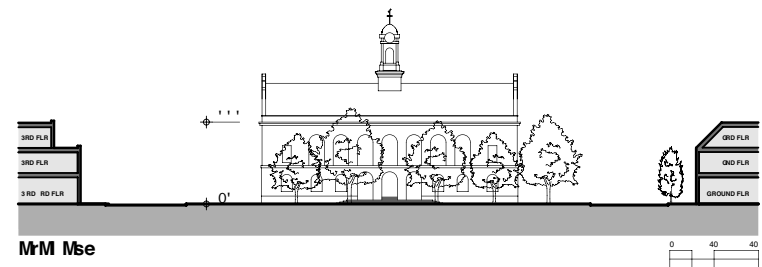
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Building Guidelines - Building Height

I Ast - est CrMs SectiM eMM iXg NMth



I AistiXg



Mm Mse

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Building Guidelines - Store Fronts



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Building Guidelines - Store Fronts



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Building Guidelines - Awnings



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Building Guidelines - Signs & Banners



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